047.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,019,200 / 1,019,200
					USE VALUE:	1,019,200 / 1,019,200
					ASSESSED:	1,019,200 / 1,019,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	JEAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MITROPOULOS NICHOLAS C & MARIA
Owner 2:	MITROPOULOS MARGARET A
Owner 3:	
Street 1:	15 JEAN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MITROPOULOS MARGARET &MARIE -
Owner 2:	MITROPOULOS NICHOLAS C -
Street 1:	15 JEAN ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,337 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2651 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5337.000	555,100		464,100	1,019,200
Total Card	0.123	555,100		464,100	1,019,200
Total Parcel	0.123	555,100		464,100	1,019,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.46 | /Parcel: 384.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 047.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	555,100	0	5,337.	464,100	1,019,200	1,019,200	Year End Roll	12/18/2019
2019	104	FV	415,800	0	5,337.	493,100	908,900	908,900	Year End Roll	1/3/2019
2018	104	FV	415,800	0	5,337.	359,700	775,500	775,500	Year End Roll	12/20/2017
2017	104	FV	390,800	0	5,337.	313,300	704,100	704,100	Year End Roll	1/3/2017
2016	104	FV	390,800	0	5,337.	266,900	657,700	657,700	Year End	1/4/2016
2015	104	FV	349,600	0	5,337.	261,000	610,600	610,600	Year End Roll	12/11/2014
2014	104	FV	349,600	0	5,337.	214,600	564,200	564,200	Year End Roll	12/16/2013
2013	104	FV	363,200	0	5,337.	204,200	567,400	567,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4027

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MITROPOULOS MAR	57678-539		10/20/2011	Convenience	100	No	No		
	17582-366		11/1/1986			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2014	339	Renovate	73,600					
10/7/1996	507		22,000					BATHS/PORCHES/WIND

ACTIVITY INFORMATION

Date	Result	By	Name
11/28/2018	MEAS&NOTICE	CC	Chris C
6/16/2014	External Ins	PC	PHIL C
4/27/2009	Inspected	189	PATRIOT
4/16/2009	Measured	372	PATRIOT
3/1/2000	Measured	270	PATRIOT
12/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5337		Sq. Ft.	Site		0	80.	1.09	1									464,088						464,100	

Total AC/HA: 0.12252 | Total SF/SM: 5337 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 464,088 | Spl Credit | Total: 464,100

USER ACCT

33742

GIS Ref

GIS Ref

Insp Date

11/28/18

!4027!

PRINT

Date	Time
12/10/20	19:07:17

LAST REV

Date	Time
04/25/19	15:03:48

apro

USER DEFINED

Prior Id # 1:	33742
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09191918
Const Adj.:	0.98980200
Adj $ / SQ:	183.733
Other Features:	136430
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681896
Depreciation:	126833
Depreciated Total:	555063

COMMENTS

2 SINKS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 6			Baths: 2				HB		

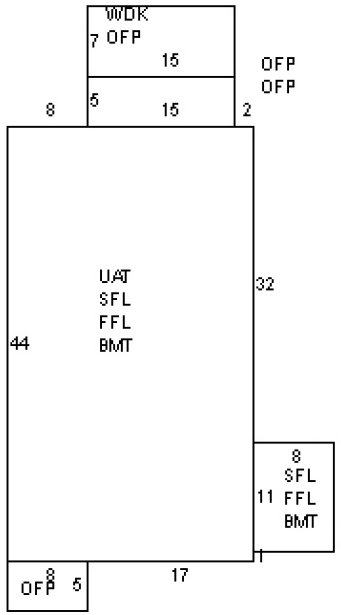
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	55.120	65,483
FFL	First Floor	1,188	183.730	218,275
SFL	Second Floor	1,188	183.730	218,275
OFP	Open Porch	295	21.870	6,451
UAT	Upper Attic	275	128.610	35,369
WDK	Deck	105	15.370	1,613

Net Sketched Area:	4,239			Total:	545,466
Size Ad	2376	Gross Are	5064	FinArea	2651

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.73
Special Features:	0	Val/Su Net:	130.95
Final Total:	555100	Val/Su SzAd	233.63

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	104						

PARCEL ID

047.0-0007-0008.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	